

Town of Richmond

Zoning Board of Review

February 7, 2005, 7:30 pm

Richmond Town Hall

5 Richmond Townhouse Rd., Wyoming, RI 02898

To the Members of the Zoning Board of Review:

**Donna Angell, Chair Noel Nutini Vincent J. Rinaldi, Jr. Robert
Ornstein Henry Graham, Jr.**

Peter Fanguillo Larry Valencia

Also,

Gary Tedeschi, Zoning Enforcement Officer

Jonathan Reiner, Town Planner

Michael Cozzolino, Town Solicitor

Karen Ellsworth, Special Legal Counsel

The Honorable Town Council

Conservation Commission Members

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes of November 22, 2004

CORRESPONDENCE

OLD BUSINESS

Continued from November 22, 2004

On the petition of KRA (Rich) Acquisition, LLC/Dunkin Donuts, 251 Smith St., Providence, RI and Cadlerock Properties, LLC, 100 North Center, Newton Falls, OH 44444, for a Special Use Permit for a drive-thru window pursuant to Zoning Ordinance 18.16.010 use category 69 and a Dimensional Variance from the front yard set back requirements pursuant to 18.20.10 to construct a Dunkin'Donuts restaurant. Premises located at AP 4B, lot 33 on the corner of Main Street and Spring Green Drive.

The petition of AT&T Wireless Services Inc, and Tower Ventures II, LLC for a Use Variance, Dimensional Variance on height, Waiver/Dimensional Variance from setback to a residential district, and a Special Use Permit pursuant to Zoning Ordinances 18.52.020, 18.16.010.4810, 18.52.020, 18.53.080(B), and 18.53.050. Premises owned by Carl E. and Carolyn S. Richard, located at 121 Shannock Hill Road, AP 9D, lot 25.

The Petition of Paul and Evenly Byron, 120 Old Mountain Road,

Richmond, RI, appealing the decision of the Zoning Enforcement Officer regarding a residential home office pursuant to zoning ordinance 18.60.110. Premises located at 120 Old Mountain Road, AP 3D, lot 2-4.

NEW BUSINESS

On the Petition of Kyle McDonald, 43 Beaver River School House Road, West Kingston, RI 02892, for a Dimensional Variance of the rear and side setbacks, pursuant to zoning ordinance 18.20.010 and a Special Use Permit pursuant to 18.48.030 B. Premises located at 43 Beaver River School House Road, AP 7E, Lot 6.

On the Petition of Karen & Dennis Unsworth, 15 Biscuit City Road, Kenyon, RI 02836, for a Dimensional Variance of the rear yard setback pursuant to the following zoning ordinance sections 18.20.010. Premises located at 15 Biscuit City Road, AP 10E, Lot 25.

On the Petition of Jeff Peltier, 10 Cul De Sac Drive, Hope Valley, RI, for a Dimensional Variance of side yard setbacks pursuant to zoning ordinance 18.20.010. Premises located at 10 Cul De Sac Dr., AP 3B, Lot 4-111.

On the Petition of Richmond/Carolina Fire District, 208 Richmond Townhouse Rd., Carolina, RI 02812, requesting a side, rear and front Dimensional Variance and a lot coverage variance of 13.85% pursuant

to zoning ordinances 18.20.010 and 18.20.020 to construct a facility for storage and maintenance of fire apparatus and trucks. Premises located at 208 Richmond Townhouse Rd., Carolina, RI 02812, AP 8C, Lot 51.

On the Petition of Joshua Jordan, P.O. Box 297, Shannock, RI, for a Use Variance of Accessory Use without principle use at present, pursuant to zoning ordinance 18.08.040. Premises located at North Road, AP 10D, Lot 34.

OTHER BUSINESS

Possibly reschedule February 28th meeting to February 14, 2005 to hear Appeal of Planning Board Decision regarding Oak Hill subdivision.

ADJOURN